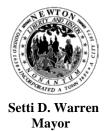
City of Newton



PUBLIC BUILDINGS DEPARTMENT

Stephanie Kane Gilman, Commissioner Telephone (617) 796-1600 FAX (617) 796-1601 TTY: (617) 796-1089 52 Elliot Street Newton Highlands, MA 02461-1605

February 20, 2013

Community Preservation Committee City of Newton 1000 Commonwealth Avenue Newton, MA 02459

SUBJECT: Pre-Proposal for City Hall Historic Rehabilitation - Acoustic and Access Improvements

Dear Community Preservation Committee,

Attached please find a Pre-Proposal for City Hall Historic Rehabilitation - Acoustic and Access Improvements. The total estimated cost for the project is \$597,000 with the initial request for \$140,000 as outlined below. The goal of this work is to comprehensively improve access to both the War Memorial Auditorium and the Chamber in order to optimize the use and function of both spaces in a manner that protects and maintains the historic building material and significant features while providing for efficient contemporary use. All of the proposed work is included in the City's FY2014-FY2018 Capital Improvement Plan (CIP).

The project is proposed to be executed in three phases. Phase 1 will address acoustics in the War Memorial Auditorium and the Aldermanic Chamber. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. The project seeks an appropriate solution that respects the historic fabric of the spaces and provides proper accommodation for the hearing impaired and the range of activities that take place in these spaces. Phase 2 will address physical accessibility to the War Memorial Auditorium, which is currently served by a non-compliant ramp between the Chamber and the Auditorium. Again, the intent is to find a solution that complies with accessibility requirements in an appropriate and historically sensitive way. Phase 3 will address restoration of the War Memorial Stairs and will be brought forward as a separate proposal.

I respectfully request that the Committee consider an out-of-cycle funding request for \$140,000 to begin this work in a timely manner. The funding request includes the following:

\$12,000 Acoustic Assessment and Design Services for the Chamber and Memorial Auditorium

\$100,000 Estimated cost to implement recommended acoustic design solution

\$28,000 Estimated cost to complete the Lift/Elevator design and construction documents

\$140,000 TOTAL Request

A separate full proposal will be submitted to the Committee for the Restoration of the City Hall Windows. Should you have any questions regarding the above, please feel free to contact my office.

Sincerely,

Stephanie Kane Gilman, RA Commissioner of Public Buildings

Stephanie K. gilman

CC: Robert Rooney, Chief Operating Officer
Maureen Lemieux, Chief Financial Officer

Alice Ingerson, CPA Manager

City of Newton

Setti D. Warren Mayor

FUNDING REQUEST

PRE-PROPOSAL

X

PROPOSAL

21 February

date rec'd:

(For staff use)

2013

Form last revised January 2013.

Newton, Massachusetts Community Preservation Program

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager,

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459 aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	City Hall Historic Rehabilitation – Access and Acoustic Improvements						
Project	Full street address (with zip code), or other precise location.						
LOCATION	Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459						
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address			
Project Manager	Miriam Tuchman Project Manager Public Buildings Dept	mtuchman@newtonma.gov	617-796-160	52 Elliot Street Newton Highlands, MA 02461			
Other Contacts	Stephanie Gilman Public Bldgs Commissioner	sgilman@newtonma.gov	617-796-160	52 Elliot Street Newton Highlands, MA 02461			
Project	CPA funds requested:	Other funds to be used:\$80,000 CDBG Total project cost:					
FUNDING	\$490,000	Funds for lift/elevator \$27,000 Other \$597,000					
Project SUMMARY	Explain the project's community benefits, including those that make the project CPA-eligible, and why CPA funds are needed. You may provide more information in attachments, but your SUMMARY MUST FIT IN THIS SPACE.						

This project proposes rehabilitation and improvements to historically significant spaces within City Hall, an historically significant City building. The goal of this work is to comprehensively improve access to both the War Memorial Auditorium and the Chamber in order to optimize the use and function of both spaces in a manner that protects and maintains the historic building material and significant features while providing for efficient contemporary use.

The project is proposed to be executed in three phases. Phase 1 will address acoustics in the War Memorial Auditorium and the Aldermanic Chamber. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. The project seeks an appropriate solution that respects the historic building fabric and provides proper accommodation for the hearing impaired and the range of activities that take place in these spaces. Phase 2 will address physical accessibility to the War Memorial Auditorium, which is currently served by a non-compliant ramp between the Chamber and the Auditorium. Again, the intent is to find a solution that complies with accessibility requirements in an appropriate and historically sensitive way. Phase 3 will address restoration of the War Memorial Stairs and will be brought forward as a separate proposal.

Newton City Hall and War Memorial is a monumental building in the Georgian Revival style designed by the firm of Allen and Collens. The building was conceived of as having dual function as both a City Hall and a War Memorial to commemorate veterans and soldiers who perished in World War I; it is individually listed on the National Register of Historic Places (1990). Built in 1931, the building is significant both historically and architecturally and still functions as originally intended. It possesses integrity of location, design, setting, materials, workmanship, feeling and association. Its construction in the early 1930s is a significant reflection of Newton's civic pride and growth.

The Aldermanic Chamber and the War Memorial Auditorium are architecturally and historically significant spaces in the building. The Aldermanic Chamber has a coffered ceiling with added acoustic tiles. There are decorative panels on the ceiling beams and the walls have pilasters between the tall arched windows. The floor is Burma teak-wood in a herringbone pattern that is in poor condition. The War Memorial Auditorium is a symmetrical space with a Barrelvaulted ceiling, an Ionic colonnade, upper mezzanine at one end, and an apse at the opposite end.



Figure 1: view of Memorial Hall, looking east. The light blue half-dome was originally painted with gold stars.

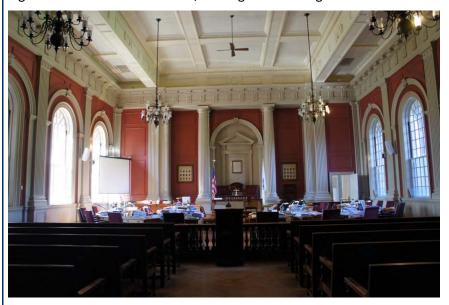


Figure 2: view of Aldermanic Chamber, looking west



Figure 3: Portico at the main entrance to the War Memorial.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE

City Hall Veteran's Wing - Access and Acoustic Improvements

USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	acquire					
	create	not allowed				Contact staff for
	preserve					separate
	rehabilitate/ restore	X				form.

COMMUNITY NEEDS Cite 1 or more recognized community needs this project will address from at least 2 community plans listed on the *Guidelines & Forms* page of www.newtonma.gov/cpa, (give plan title, year, pages & a brief quote).

City of Newton FY2014-FY2018 Five-Year Capital Improvement Plan and 20-Year Projection, October 15, 2012

- -City Hall Elevator and Access Improvements Priority 154
- -City Hall Chamber Improvements Priority 164
- -City Hall Memorial Steps Priority 166
- -City Hall War Memorial Auditorium Improvements Priority 260

City of Newton Historic Building Assessment, May 1, 2012

COMMUNITY CONTACTS

List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.

Name & title or organization		Email	Phone	Mailing address	
Larry Bauer Architect, Solomon Bauer		lbauer@solomonbauer.com	617-924-8200	42 Eliot Memorial Road Newton, MA 02458	
Jay Walter, AIA Entasis Architects PC Director- Newton Eco-project		entasis@rcn.com	ntasis@rcn.com 617 527-8383		
David Olson City Clerk, City of Newton		dolson@newtonma.gov	617-796-1200	1000 Commonwealth Ave Newton, MA 02459	
NON-CPA FUNDING	Source of funds			Date of funding decision (confirmed or expected)	
Community Development Block Grant (CDBG) for lift/elevator			\$80,000	Confirmed 9/2012	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Especially for pre-proposals, use only as many lines as needed to give a broad overview of your project.

Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	City Hall Veteran's Wing - Access	and A	cousti	c Improvem	ents		
Project BUDGET USES of Funds (major expense categories)				SOURCES of Funds (CPA & others)			
	CAPIT	AL/DE	VELOP	MENT COSTS			
Acoustic Consultant – Model/Evaluation of Chamber and Auditorium			6000	СРА			\$6000
Acoustic Cor and Auditori	nsultant – Final Design for Chamber um	\$ (6000	СРА			\$ 6000
Acoustic Trea	atment and Equipment Installation	\$ 100	0,000	СРА			\$ 100,000
Architect – F	easibility of Lift/Elevator	\$ 27	7,000	Other			\$ 27,000
	inal Design for Lift/Elevator		3,000	СРА			\$ 28,000
	of Lift/Elevator),000	CDBG			\$ 80,000
	of Lift/Elevator	\$ 290		СРА			\$ 290,000
Contingency),000	СРА			\$ 60,000
TOTAL		\$ 597	7,000		TC	DTAL	\$597,000
ANNUAL OPERATIONS & MAINT				NANCE (canno	ot use CPA funds)		
			\$ 000				\$ 000
			000				\$ 000
	TOTAL	\$	000		TC	OTAL	\$ 000
Project Phase or Task			Notes (required fundraising, permits, bidding, etc.		Season & Year		
Acoustic Evaluation and Design		R	Review with Newton Historic Comm.		Winter/Spring 2013		
Acoustic Project Bidding/Procurement						Spring	g 2013
Acoustic Project Construction						Spring 2013	g/Summer
Lift/Elevator Feasibility						Winte	er 2013
Mass Historic Submission/Review			Review with Newton Historic Comm Review with Newton COD		Spring 2013		
Lift/Elevator Final Design		ı	CVICVV	WILLI INCWCOII		Spring	g 2013
Lift/Elevator Bidding						Spring	g 2013
Lift/Elevator Construction						Summ	ner/Fall 2013